

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting Agenda for November 14, 2011 at 7:00 pm
Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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1. Call to Order, Declaration of a Quorum, and Pledge of Allegiance

2. Approval of All Outstanding Minutes of the VCCPG

3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- Comments from Lou Wolfscheimer on sale of Rancho Lilac property
- Report on the sale of Rancho Lilac property to Caltrans to serve as mitigation land. (Jackson)
- Update on draft Equine Ordinance (Davis)

5. Action items (VCCPG advisory vote may be taken on the following items).

The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.

- Sol Orchard, 3300-11-027 (P11-027); project is located at 15155 Vesper Rd. The project proponent is seeking approval for the development and operation of a photovoltaic solar farm which would produce 7.5 megawatts from a 54 acre parcel. Contact person: Patrick Brown, 858-694-3011. (Hofler)
- Wooten, AD Permit for Solar, 300-11-032, project is located on the North side of Cool Valley Road between Cole Grade and Wilhite Lane; Owner: Kenneth and Violetta Wooten; development and operation of a concentrated photo voltaic solar farm on 9.83 acres; Contact: Steve Wragg, RBF Consulting at 858-614-5059 (Hofler)
- Discussion and possible vote on Community Evacuation Route that consists of one lane portion of Valley Center Road leading into Escondido. Consider strategies for widening that segment or using traffic cones to allow egress. (Davis)
- Nickels Packing, Administrative Permit; Project number 3000-11-029 (AD 11-029) located at 29811 Miller Road near Quail Hollow Lane, Project involves the building of metal buildings for the packing and processing of citrus grown on the property; contact person is Paul Smith, IMEZ, LLC 760-751-3532 (DPLU planner is Kevin Johnston at 858-3084. (Anderson)
- Matz Commercial Bldg Site Plan "B" Designator, REPLACEMENT plan; 3500-10-013 (STP10-13). Plans for a Commercial Building at 8719 Old Castle Road, Escondido, CA; Project Contact Person is James Scott Fleming 619 743-5770. David Sibbet is DPLU planner at 858-694-3901 (Vic)
- Discussion and vote on disbanding the Lilac Ranch Subcommittee. (Quinley)

6. Subcommittee Updates (Informational reports)

- a. Mobility – (Bob Davis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (Brian Bachman, Chair)
- f. Rancho Lilac – (Ann Quinley and Mark Jackson, Co-Chairs)
- g. Southern Village - (Jon Vick, Chair)
- h. Spanish Valley Ranch (Mark Jackson, Chair)
- i. Tribal Liaison – (Larry Glavinic, Chair)
- j. Website – (Bob Davis, Chair)
- k. Pauma Ranch (Christine Lewis and LaVonne Norwood-Johnson, Co-Chairs)
- l. Equine Ordinance (Oliver Smith, Chair)
- m. I-15/395 Master Planned Community (Accretive) (Steve Hutchison, Chair)

7. Correspondence Received for November 2011 agenda

- a. DPLU to VCCPG, 3300-11-027; P11-027 Sol Orchard (replacement documents with a modified project check list) Project Address: 15155 Vesper Rd at Almona Way; The project proponent is seeking approval for the development and operation of a photovoltaic solar farm which would produce 7.5 megawatts from a 54 acre parcel. (DPLU Planner: Mark Slovick 858-495-5172 (Hofler)
- b. DPLU to VCCPG; 3500-11-013- (STP11-013); Johnson Site Plan “B” Designator: Project is located at 28357 Cole Grade Road; the project is 3.25 acres in size and zoned M54. There is a single family dwelling on site (non-conforming use) which will remain. There have been alternations to the home without benefit of a building permit. There are 6 other buildings on site which will be for storage. All were originally constructed as residential accessory buildings so it will be necessary to alter them to meet industrial occupancies. The project will bring the residence up to code for residential occupancy and the other buildings up to code for industrial occupancy. Contact person is James Chagala 760-751-2691 (DPLU planner: Kevin Johnston 858-694-3084 (Norwood-Johnson)
- c. DPLU to VCCPG; SD0634 Superior Hollow; 3200-11-008; P11-008; (replacement) Owner’s name: James and Victoria Emanuel, Project Address 12746 Superior Hollow Road at Anthony Road; Project Contact Person, Karen Adler, agent for AT&T Mobility, 760-751-3416; AT&T proposes to construct, operate and maintain an unmanned, digital mobile radio communication facility at the site. Installation includes CMU construction block equipment shelter, 12 AT&T antennas, and 12 TMA units among other items. (Glavinic)
- d. Mr. and Mrs. John Glassell to VCCPG, Letter written in protest of the installation of the Solar Power Project at 15155 Vesper Road in Valley Center. Request that the proposed project be denied.
- e. DPLU to VCCPG; Notice of a Draft Environmental Impact Report and General Plan Amendment; POD10-007; Log No, 09-00-003; SCH No. 2010091030 Wind Energy Zoning Ordinance and General Plan Amendment. Amendment would modify the text of the Borrego Springs Community to plan to provide an updated set of definitions, procedures and standards for review and permitting of wind turbines and meteorological testing facilities.

8. Adjournment

Next Regular Meeting: **December 12, 2011**